

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR ONE YEAR AT 1290 BEE LANE; (MICHELLE CHALSTROM, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7430

Agenda Date 10-27-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR ONE YEAR AT 1290 BEE LANE, MICHELLE CHALSTROM, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR ONE YEAR AT 1290 BEE LANE, MICHELLE CHALSTROM, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #2, Morris)

(Francisco Torregrosa, Planner)

GENERAL INFORMATION		MICHELLE CHALSTROM, APPLICANT 1290 BEE LANE GENEVA, FL 32732	A-5 DISTRICT, LDC SECTION 30.103 (A-5 LIMITED USES) & 30.123 (A-1 LIMITED USES)																
BACKGROUND / REQUEST		<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO TEMPORARILY OCCUPY A RECREATIONAL VEHICLE IN THE A-5 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS CONSTRUCTED. • THE TEMPORARY OCCUPANCY OF RECREATIONAL VEHICLES IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT. 																	
ZONING & FLU		<table> <tr> <th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr> <tr> <td>SITE</td><td>A-5</td><td>RURAL-5</td><td>VACANT</td></tr> <tr> <td>NORTH</td><td>A-5</td><td>RURAL-5</td><td>VACANT & MOBILE HOME</td></tr> <tr> <td>SOUTH</td><td>A-5</td><td>RURAL-5</td><td>SINGLE-FAMILY</td></tr> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-5	RURAL-5	VACANT	NORTH	A-5	RURAL-5	VACANT & MOBILE HOME	SOUTH	A-5	RURAL-5	SINGLE-FAMILY	
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY																
SITE	A-5	RURAL-5	VACANT																
NORTH	A-5	RURAL-5	VACANT & MOBILE HOME																
SOUTH	A-5	RURAL-5	SINGLE-FAMILY																

		STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	EAST	A-5	RURAL-5	MOBILE HOME
			WEST	A-5	RURAL-5	MOBILE HOME
THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE APPEALS FOR THOSE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:						
<u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u>						
THE PLACEMENT OF THE PROPOSED RECREATIONAL VEHICLE FOR ONE (1) YEAR ON THE SUBJECT PROPERTY WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES, WHICH INCLUDE SINGLE-FAMILY MOBILE AND CONVENTIONAL (STICK-BUILT) HOMES AS DEPICTED ON THE ATTACHED MAP ENTITLED, "PARCEL LAND USE."						
<u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u>						
THE PROPOSED USE IS A RECREATIONAL VEHICLE, WHICH WOULD BE TEMPORARILY PLACED ON THE PROPERTY AS A SINGLE-FAMILY UNIT. FOR THIS REASON, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES ANY MORE THAN A SINGLE-FAMILY HOME WOULD.						
<u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN;</u>						
THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF SINGLE-FAMILY, LOW-DENSITY RURAL LAND USE ESTABLISHED IN THIS AREA.						
<u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u>						
THE SUBJECT PROPERTY OTHERWISE MEETS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-5 DISTRICT.						
<u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTERET:</u>						
THE SUBJECT PROPERTY IS CURRENTLY A VACANT TRACT. THE APPLICANT'S INTENTION TO OCCUPY A RECREATIONAL VEHICLE WHILE A SINGLE-FAMILY HOME IS CONSTRUCTED OVER THE NEXT YEAR WOULD BE						

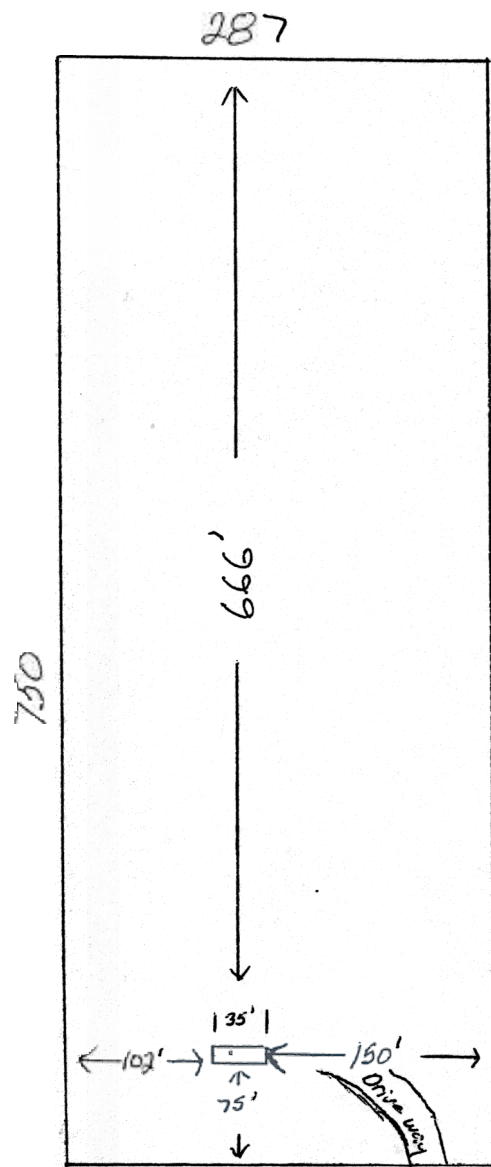
		CONSISTENT WITH THE TREND OF SINGLE-FAMILY DEVELOPMENT IN THE AREA.
STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)		<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></p> <p>THE PROPOSED RECREATIONAL VEHICLE IS A CONDITIONAL USE IN THE A-5 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-5 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME / RECREATIONAL VEHICLE SITING STANDARDS ENUMERATED IN SECTION 30.123(a) OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED RECREATIONAL VEHICLE WOULD BE TEMPORARILY OCCUPIED WHILE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION.</p> <p><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING LOW-DENSITY, RURAL LAND USE. FURTHERMORE, THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FLU CATEGORY FOR THE TEMPORARY SITING OF RECREATIONAL VEHICLES WHILE A SINGLE-FAMILY DWELLING IS UNDER CONSTRUCTION.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
STANDARDS FOR TEMPORARY OCCUPANCY OF A		THE TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE IN RURAL AREAS OF THE COUNTY WHILE A PERMANENT DWELLING IS UNDER CONSTRUCTION SHALL BE

RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 123(a)	<p>ALLOWED SUBJECT TO ADHERENCE TO THE FOLLOWING STANDARDS:</p> <ul style="list-style-type: none">○ A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE.○ THE RESIDENCE SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS ON THE PROPERTY.○ THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.○ PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.○ THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
STAFF FINDINGS	<ul style="list-style-type: none">• SHOULD THE BOA APPROVE THE REQUEST, THE APPLICANT WOULD BE REQUIRED TO SECURE A BUILDING PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON THE PROPERTY PRIOR TO PLACING & OCCUPYING THE PROPOSED RECREATIONAL VEHICLE.• THE PROPOSED SINGLE-FAMILY RESIDENCE WOULD HAVE TO BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE RECREATIONAL VEHICLE IS ON THE PROPERTY.• GIVEN THE TEMPORARY NATURE OF THE REQUEST AND THE RECOMMENDED CONDITIONS STATED IN THIS REPORT, STAFF DOES NOT BELIEVE THE PLACEMENT OF A RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY WOULD BE DETRIMENTAL TO THE RURAL CHARACTER OF SURROUNDING SINGLE-FAMILY DEVELOPMENT.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• THE APPLICANT WOULD BE REQUIRED TO SATISFY THE STANDARDS FOR THE GRANT OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED AND CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.

Proposed RV Sit



100



1290 Bee lane
Geneva

#5 zoning

MOBILE HOME
APPLICATION TO THE BOARD OF ADJUSTMENT
SEMINOLE COUNTY

PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771

Phone: (407) 665-7444 Fax: 665-7385

— NEW APPLICATION — Existing (Undocumented)
— RENEWAL
— REINSTATEMENT
— MEDICAL HARDSHIP

APPLICANT: Michelle Chalstrom

MAILING ADDRESS: 1290 Bee Lane

CITY: Geneva STATE: Fla. ZIP CODE: 32732

PHONE: WORK 407-831-1329 HOME 407-375-9768 FAX: _____

OWNER OF PROPERTY: Michelle Chalstrom (Walton) Eugene

STREET ADDRESS OF SUBJECT PROPERTY: 1290 Bee Lane

TAX PARCEL I.D. NUMBER: 10-20-32-3AE-0200-0000

LEGAL DESCRIPTION OF PROPERTY: Leg sec 10 twp 20S Rge 32E Bcg 3943.648 ft
N 1075 ft S 287.39 ft W 761.4 ft N 285.03 ft to Bcg

DIRECTIONS TO PROPERTY: Osceola to Bee Lane

LOT SIZE: 5 acres

PLEASE ANSWER THE FOLLOWING QUESTIONS.

1. The Mobile home is: ☐ Existing ☒ Proposed ☐ Replacement of existing mobile home
2. Who is the mobile home for? Michelle Chalstrom
3. Year of mobile home: 86 Size of mobile home 35 ft RV
4. Anticipated length of time mobile home is needed: til house is built
5. Are you planning to build? yes If so, when? ASAP

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING SUBMITTALS:

- ☐ Application fee.
- ☐ Copy of site plan indicating the information requested on page 3.
- ☐ Copy of legal description from Property Appraisers Office with the tax parcel I.D. no.
- ☐ Letter of Authorization from the property owner granting permission to apply for the Special Exception.
- ☐ Medical Hardship applications shall be accompanied by a letter from a doctor substantiating the illness.

NOTE: Completion of the application form is considered to be of importance. Careful thought and correct answers should be given since many of the same questions may be asked at the hearing.

SIGNATURE OF APPLICANT Michelle Chalstrom DATE 9/12/03

FOR OFFICE USE ONLY

FURTHER DESCRIBED AS: _____

ZONING DISTRICT: _____

FLOOD PRONE REVIEW: _____ LOT SIZE / WIDTH VARIANCE: yes / no

PROCESSING:

FEE: 150.00 CASH DATE _____ RECEIPT NO. _____

A. LEGAL AD TO NEWSPAPER _____ / _____ D. BOARD ACTION / DATE _____ / _____

B. PLACARDS / NOTICE _____ / _____ E. LETTER TO APPLICANT _____

C. NOTICE TO PROPERTY OWNERS _____ 03-31000020

COMMENTS: _____


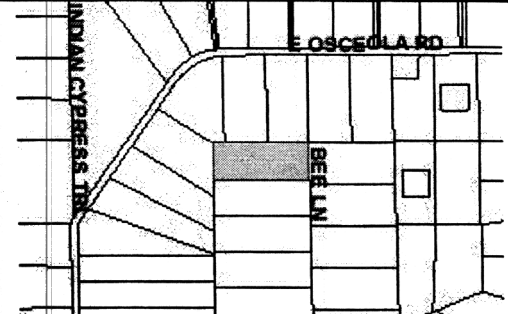

Past Applications:

1. _____
2. _____
3. _____
4. _____

COMMISSION DISTRICT: _____

FILE NO. Bm 2003-019

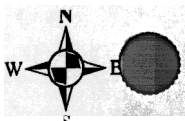
MEETING DATE Oct 27, 03

PARCEL DETAIL		REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ Back ▶																									
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																															
GENERAL Parcel Id: 10-20-32-3AE-0200-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: WALTON EUGENE & MARILOU & Exemptions: Own/Addr: CHAISTROM MICHELLE Address: 1539 ELKCAM BLVD City,State,ZipCode: DELTONA FL 32725 Property Address: BEE LN GENEVA 32732 Facility Name: Dor: 9905-5 ACRE TRACT				2004 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$20,459 Land Value Ag: \$0 Just/Market Value: \$20,459 Assessed Value (SOH): \$20,459 Exempt Value: \$0 Taxable Value: \$20,459																											
Deed WARRANTY DEED CORRECTIVE DEED WARRANTY DEED ARTICLES OF AGREEMENT Find Comparable Sales within this DOR Code		SALES <table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>05/2003</td> <td>04825</td> <td>0972</td> <td>\$56,000</td> <td>Vacant</td> </tr> <tr> <td>01/2003</td> <td>04740</td> <td>0109</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>01/2003</td> <td>04691</td> <td>0178</td> <td>\$48,000</td> <td>Vacant</td> </tr> <tr> <td>01/1977</td> <td>01134</td> <td>1477</td> <td>\$8,900</td> <td>Vacant</td> </tr> </tbody> </table>		Date	Book	Page	Amount	Vac/Imp	05/2003	04825	0972	\$56,000	Vacant	01/2003	04740	0109	\$100	Improved	01/2003	04691	0178	\$48,000	Vacant	01/1977	01134	1477	\$8,900	Vacant	2003 VALUE SUMMARY 2003 Tax Bill Amount: \$351 2003 Taxable Value: \$20,459		
Date	Book	Page	Amount	Vac/Imp																											
05/2003	04825	0972	\$56,000	Vacant																											
01/2003	04740	0109	\$100	Improved																											
01/2003	04691	0178	\$48,000	Vacant																											
01/1977	01134	1477	\$8,900	Vacant																											
LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>4.090</td> <td>5,000.00</td> <td>\$20,450</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.910</td> <td>10.00</td> <td>\$9</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	4.090	5,000.00	\$20,450	ACREAGE	0	0	.910	10.00	\$9	LEGAL DESCRIPTION LEG SEC 10 TWP 20S RGE 32E BEG 3943.648 FT N & 1075 FT E OF SW COR RUN E 761.41 FT S 287.39 FT W 761.4 FT N 285.03 FT TO BEG											
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																										
ACREAGE	0	0	4.090	5,000.00	\$20,450																										
ACREAGE	0	0	.910	10.00	\$9																										
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																															

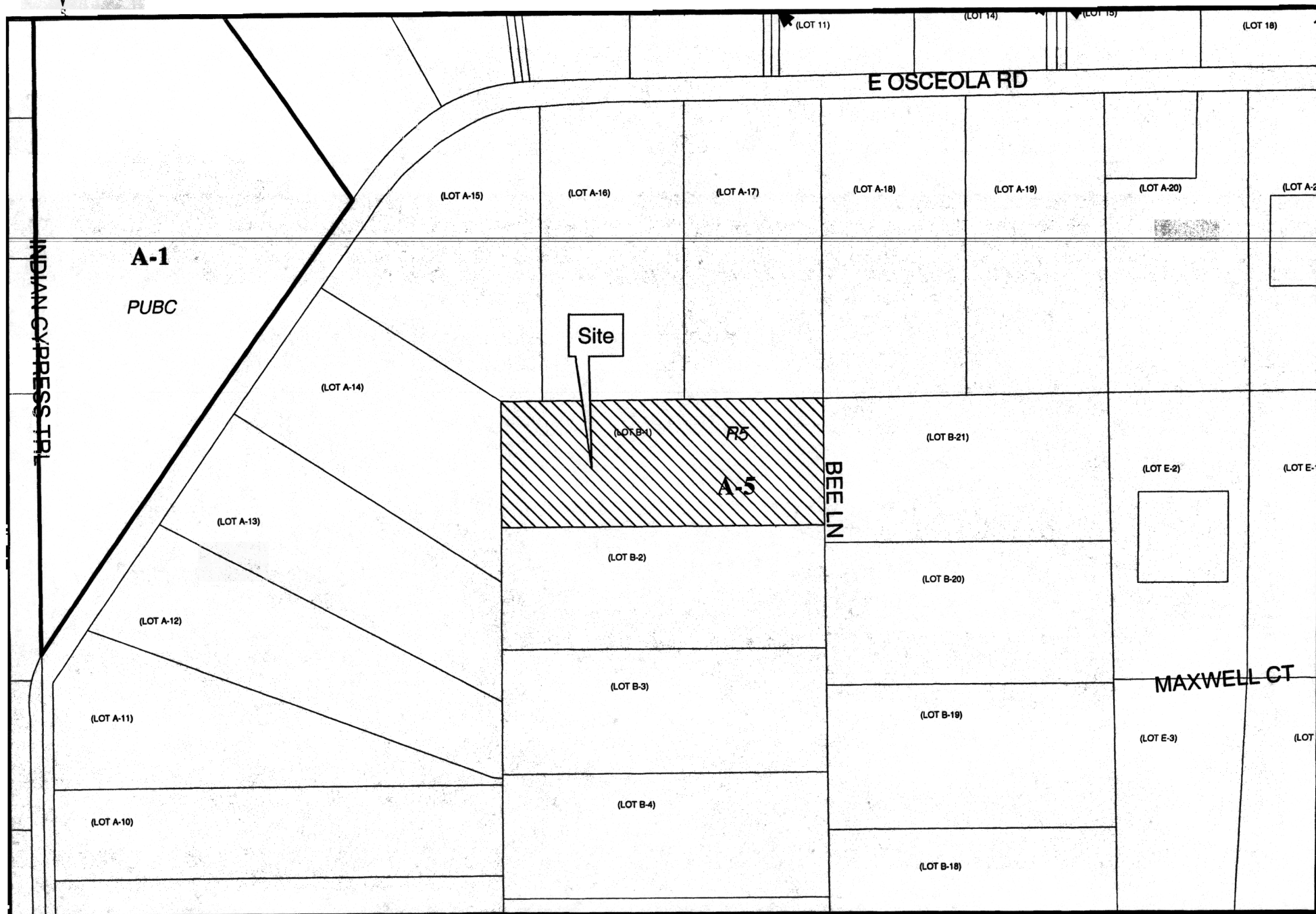
BACK

PROPERTY APPRAISER
HOME PAGE

CONTACT



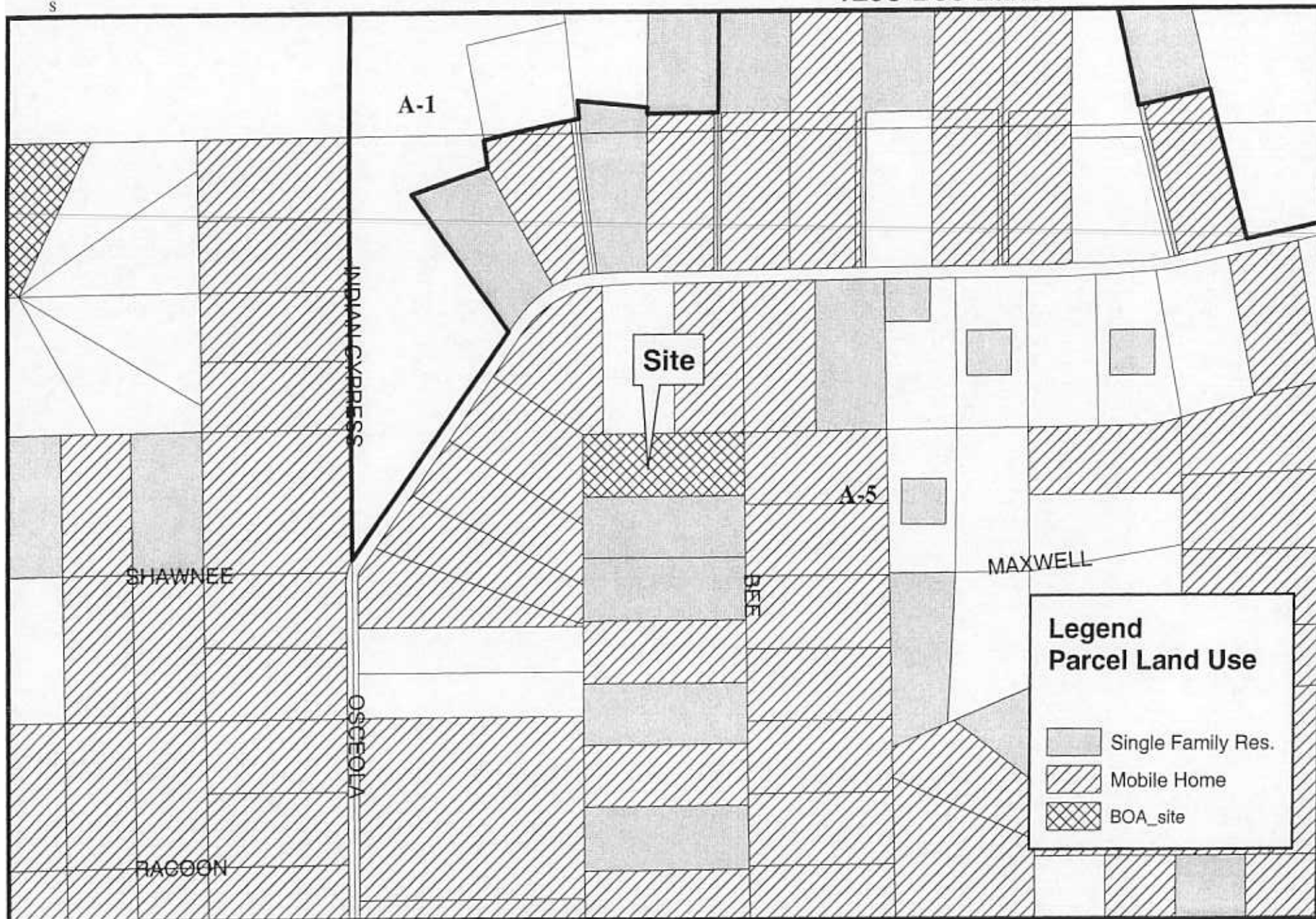
Michelle Chaistrom 1290 Bee Lane



0 150 300 600 Feet



Michelle Chalstrom
1290 Bee Lane



0 225 450 900 Feet

**Legend
Parcel Land Use**

- Single Family Res.
- Mobile Home
- BOA_site

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 10 TWP 20S RGE 32E BEG 3943.648 FT N & 1075 FT E OF SW COR RUN
E 761.41 FT

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: MICHELLE CHALSTROM
BEE LANE
GENEVA, FL 32732

Project Name: BEE LANE

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) ON BEE LANE FOR ONE YEAR.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: FRANCISCO TORREGROSA
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property:

- A. A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE.
- B. THE RESIDENCE SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS ON THE PROPERTY.
- C. THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
- D. PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.
- E. THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2003.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: